



31 Fairycroft Road, Saffron Walden  
CB10 1LZ



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 31 Fairycroft Road

Saffron Walden | Essex | CB10 1LZ

## Guide Price £450,000

- Spacious living/dining room featuring French doors that provide seamless transition to the outdoor living space
- A beautifully maintained west-facing rear garden boasting a level lawn, seating terrace, and established tree that ensure privacy
- Two comfortable bedrooms, including a generous primary suite with its own private en-suite shower room, complemented by a separate family bathroom
- Prime market town location in the heart of historic Saffron Walden
- Offered with no upward chain

### The Property

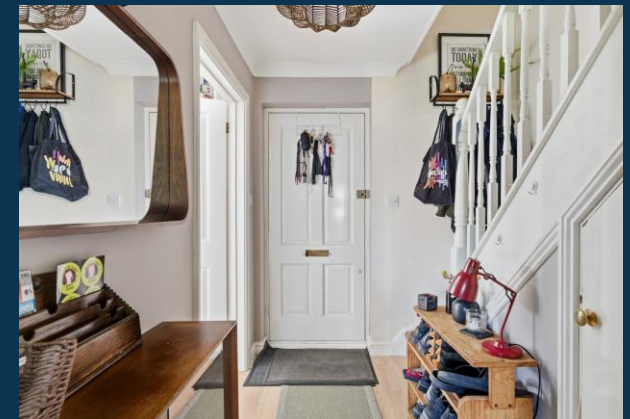
Occupying a central town location, this well-presented two-bedroom end of terrace home features a bright, full-width lounge/dining room with French doors opening onto a mature, landscaped rear garden. The property further benefits from a modern fitted kitchen, an en-suite shower room to the principal bedroom, and convenient off-street parking. Offered with no upward chain.

### The Setting

Perfectly positioned in the heart of the historic market town of Saffron Walden, this property offers an enviable blend of central convenience and residential charm. Residents are just steps away from the town's premier amenities, with a large Waitrose supermarket and the vibrant Market Square, home to popular markets every Tuesday and Saturday—reachable within a 2-minute stroll. The area is rich in culture and leisure, being home to the Fairycroft House Arts and Media Centre and just a short walk from the scenic Saffron Walden Common, the medieval Walden Castle ruins, and the Saffron Screen cinema. For commuters, the location is exceptionally well-connected: Audley End mainline station is approximately 2 to 3 miles away, offering direct rail services to London Liverpool Street in roughly 55 minutes and Cambridge in 20 minutes. Additionally, road access is seamless with the M11 located about 4 miles to the north, providing a quick 15-mile route to Cambridge and easy links to Stansted Airport and London.

### The Accommodation

The ground floor is entered via a welcoming entrance hall with a staircase rising to the first floor and a useful under-stairs storage cupboard. To the front of the property, the kitchen is well-appointed with a range of modern white cabinetry, work surface and appliances, while providing ample natural light through a large window overlooking the front aspect.





To the rear, the property features a spacious, full-width lounge/dining room, a bright and versatile living space centered around a large window and double French doors that open directly onto the garden, seamlessly blending indoor and outdoor living. This principal reception room offers generous proportions for both seating and dining areas, finished with neutral décor and coved ceilings.

The first floor is home to two well-proportioned bedrooms and a modern family bathroom; all arranged around a central landing with convenient access to the loft space. The principal bedroom is a generous double, enjoying a bright rear-aspect outlook over the garden and the added benefit of a private en-suite shower room. The second bedroom is positioned to the front of the property.

### Outside

The exterior begins with a neatly paved driveway providing essential off-road parking, softened by a mature evergreen tree and a thoughtfully stocked wrap-around herbaceous border. Moving to the rear, the garden unfolds into a beautifully private garden, accessed directly from the lounge via French doors that open onto a terrace. A level central lawn is framed by established borders rich with lavender and climbing flora, leading to a charming timber pergola



screened with natural bamboo. Practicality is equally well-considered, with a sturdy timber garden shed and gated access, all enclosed by fencing.

### Services

Mains electric, water and drainage are connected. Gas fired heating. Ultrafast broadband is available and mobile signal is likely.

**Tenure** – Freehold

**Property Type** – End of terrace

**Property Construction** – Brick with tile roof

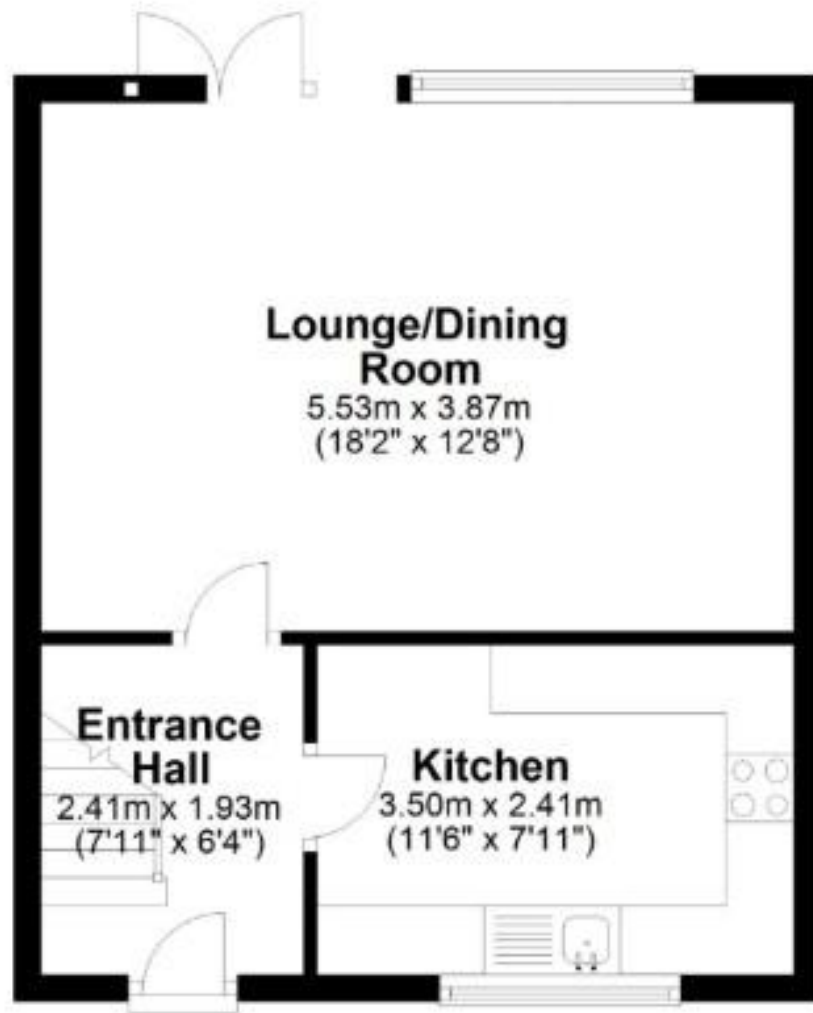
**Local Authority** – Uttlesford District Council

**Council Tax**– D



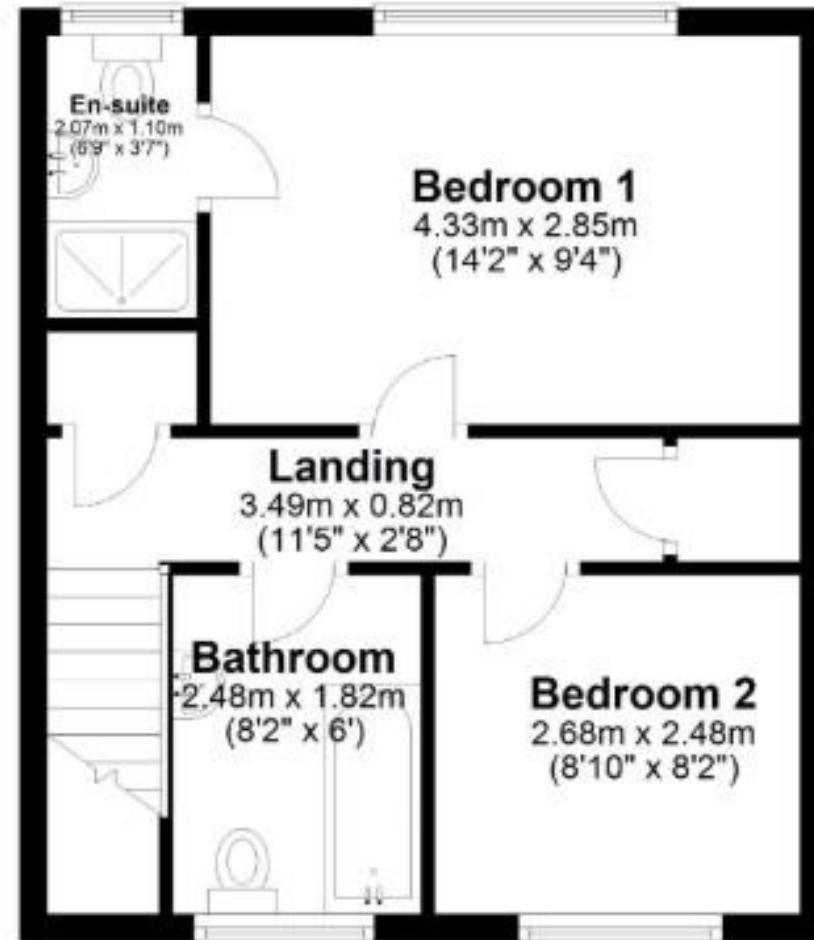
## Ground Floor

Approx. 35.3 sq. metres (379.5 sq. feet)



## First Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



Total area: approx. 70.8 sq. metres (762.1 sq. feet)

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS



01799 668600

22 King Street, Saffron Walden Essex, CB10 1ES  
info@arkwrightandco.co.uk  
www.arkwrightandco.co.uk



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS